

FEE IS NON-REFUNDABLE Please print or type

3262

	petition your honorable body for a SPECIAL PERMIT under		
Section 275.9(L)(3)	of the Municipal Zoning Ordinance FOR THE PURPOSE O	F	
renewal of an existing Storage spec	ial permit.	i-anakaman ja	
		2021	
A thajland the same		SEP	-45
Y A A F MA A P M		30	O.S.
LOCATION OF PROPERTY: 165 Front St. MAP & PARCEL ID: *See attachment ZONING: Industrial & Mill Conversion & Commercial Center Overlay District		Ū	HCC S.
		1.5	유무 유무
		25	HOLE HOLE
PROPERTY OWNER:	4 Perkins, LLC		anno paratto pare
ADDRESS; CONTACT NAME;	c/o SilverBrick 1688 Meridian Ave Miami Beach, FL Aaron Papowitz		
CONTACT PHONE	800-811-8837	•	
NAME OF APPLICANT			
	(IF DIFFERENT FROM OWNER)		
ADDRESS	Control of the Contro	,	
PHONE			·
NAME OF ENGINEER/	,		
SURVEYOR/SIGN _	distribution and the second se		
CO:Tighe & Bond	(IF APPLICABLE)		
ADDRESS:			
53South Hampton			
Road Westfield,			*****
MA 01085			
PHONE: 413-572-			

ason for Application for Special Permit: R nversion & Commercial Center Overlay Dis	enewal of an existing Storage Special Permit under the Mill strict require a Special Permit
DEED INFORMATION: BOOK:	PAGE: DATED: May 2 nd , 2018
LEASE NOTE: IF PROPERTY OWNER AND SIGNATURE IS <i>REQUIRED</i> .	IS NOT THE APPLICANT THE OWNER INFORMATION
4 Perkins LLC	YPERLY LLC OWNER (PLEASE PRINT)
4 Perkins LLC APPLICANT (PLEASE PRINT)	OWNER (PLEASE PRINT)
A, P	As V
IGNATURE OF APPLICANT	SIGNATURE OF OWNER
attach 7 copies of the plot plan, addition ection 275 9 C (2) of the Municipal Zoni	al required documentation, and supporting material as per ng Ordinance.
THIS APPLICATION HAS BEEN RI	EVIEWED AND IS ADEQUATE FOR SUBMISSION.
MW 9/20/21	9/21/21
	Building Commissioner

CITY COUNCIL ACTION & DATE: 10/5/21: Motion made by Councilor Balakier to receive, and refer to the Zoning, Planning, Building, Police and Fire Departments. Motion passed, referred. Councilors Brooks and Dobosz absent.



City of Chicopee, Massachusetts

City Com

City Hall Annex - 274 Front Street - Chicopee, MA 01018
Tel: (418) 594-1485 Fax: (418) 594-1488
www.chicopeema.gov

NOTICE OF DECISION Special Permit

OWNER/APPLICANT AND ADDRESS:

4 Perkins, LLC

Aaron Papowitz

307 W 38th St, Suite 1414 New York, NY 10038

PROPERTY LOCATION:

165 Front Street

REQUEST:

warehousing and storage not to exceed 200,000 square feet and 6,500

storage units

DATE OF PUBLIC HEARING:

2-27-2020

DATE OF CITY COUNCIL MEETING:

3-5-2020

DECISION: Allow the construction of up to 90,000 square feet of self-storage in the basement and first floor of Building Number One (1) and Building Number Two (2) with conditions. (see attached conditions)

On motion to approve

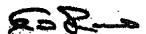
COUNCILOR BROOKS YES **COUNCILOR LAFLAMME** YES COUNCILOR TILLOTSON YES **COUNCILOR JERRY ROY** YES **COUNCILOR MCAULIFFE** YES **COUNCILOR GALECKI** YES **COUNCILOR KRAMPITS** YES COUNCILOR DOBOSZ YES **COUNCILOR BALAKIER** YES COUNCILOR COURCHESNE YES COUNCILOR LABRIE YES **ABSENT** COUNCILOR WALCZAK COUNCILOR ZYGAROWSKI YES

In accordance with Chapter 40A, General Laws of Massachusetts, Section 17, Paragraph 1, anyone aggrieved by this decision* has the right of appeal in the superior or housing court of Hampden County within twenty (20) days of the filing of this decision.

DATE DECISION FILED WITH CITY CLERK: 3-16-2020 DATE OF APPEAL PERIOD EXPIRATION: 4-6-2020

*Decision is on file in its entirety in the Office of the City Clerk.

<u>City Clerk Certification:</u> I certify that twenty (20) days have elapsed since the above City Council decision was filed with the office of the City Clerk and further certify that no appeal has been filed and/or pending.



APR - 9 2020

Kelth Rattell, City Clerk

Date

RESTRICTIONS

- The Special Permit will allow the construction of up to 90,000 SF of self-storage space in the basement and 1st floor of Building #1 and Building #2 with conditions.
- Said construction of self-storage and warehousing shall be monitored by Planning, Bullding, Fire Departments to ensure compliance with the instant restrictions and all state local and federal laws, rules and regulations.
- 3. All State and local Fire/Safety codes shall be followed.
- 4. All building codes (state and local) must be followed before a Certificate of Occupancy is granted.
- The Building Department and Fire Department may make periodic unannounced inspections of all storage facilities during and subsequent to the construction of the approved storage and warehousing units.
- 6. No flammable substances such as gasoline or chemicals may be stored in any unit nor shall the applicant allow for the storage of any item which may potentially generate toxic furnes.
- 7. Fire regulations on what can and cannot be stored shall be clearly posted in the storage area (each floor).
- 8. Cellings shall be constructed with fire retardant material as approved by the Massachusetts Fire Code.
- 9. All requirements of the Planning Department must be followed before a Certificate of Occupancy is issued.
- 10. Perkins, LLC c/o Silverbrick shall be required to renegotiate a new TIE in the event the residential unit count fails to satisfy the 280 residential units requirement.
- 11. A Fire Protection Engineer must give approval of the fire retardant material to be installed between the ceilings of the storage unit and the residential areas.
- 12. Permit to run with the land.